



Christopher Goodnow (603) 893-5000 GOODNOWREALESTATESERVICES

Bldg A | 10 Industrial Dr

7,630 SF of Industrial Space Available in Windham, NH



HIGHLIGHTS

One mile east of exit 3 off I-93

• Conveniently located off of Route 11

ALL AVAILABLE SPACE(1)

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
1st FI-Ste 4-6	7,630 SF	Negotiable	\$8.00 /SF/YR	Industrial	Partial Build- Out	Now
 Lease rate does not include utilities, property expenses or building services Includes 1,350 SF of dedicated office space 						

PROPERTY OVERVIEW

This is a well constructed building that enjoys outstanding highway access, excellent clear height and tremendous flexibility for a wide range of R&D, warehouse and industrial use. The tenant is responsible for the repair and twice

annual maintenance of the HVAC equipment. Rents are paid by ACH, increase annually the greater of .25/SF of CPI and the 1st, last and one month's Security Deposit is due upon lease signing.

PROPERTY FACTS

Rental Rate	\$8.00 /SF/YR	Rentable Building Area 40,000 SF	
Property Type	Industrial	Year Built	1999
Property Subtype	Manufacturing		
Listing ID: 18557064	Date Created: 2/18/2020	Last Updated: 5/7/2020	

SELECT TENANTS

FLOOR	TENANT NAME	INDUSTRY
1st	Auto Parts International	Retailers/Wholesalers
1st	Contour Design Inc	Retailers/Wholesalers
1st	Home Tree	Unknown
1st	Image First	Personal Services
1st	Mechanical Construction	
150	Services, Inc.	Agri/Mining/Utilities

TRANSPORTATION

	A ID D O DT
1	AIRPORT

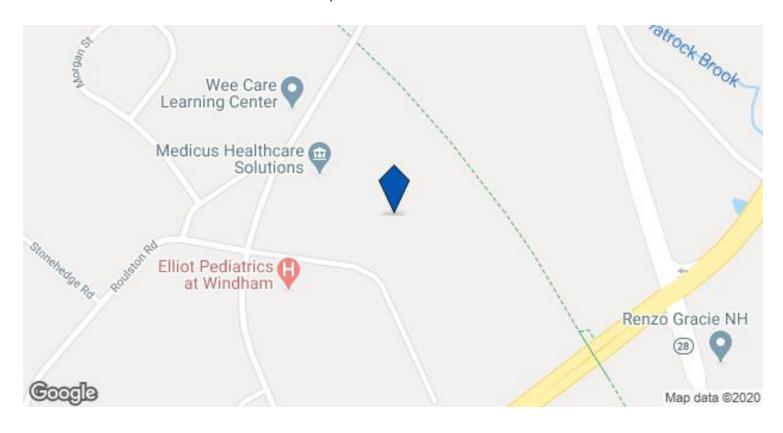
Manchester-Boston Regional Airport	30 min drive	17.2 mi

FREIGHT PORT	
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Port of Boston	53 min drive	37.6 mi

RAILROAD		
BARRET WAREHOUSE AND TRANSPORT, INCMETHUEN-MA	15 min drive	8.2 mi

MAP OF 10 INDUSTRIAL DR WINDHAM, NH 03087



ADDITIONAL PHOTOS



Other



Building Photo



Building Photo



Building Photo



Building Photo

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